

FROM

COLONEL W. C. ANDERSON,

SURVEY AND SETTLEMENT COMMISSIONER, S. D. ;

TO

THE CHIEF SECRETARY TO GOVERNMENT,

REVENUE DEPARTMENT.

*Survey Commissioner's Office,
Poona, 21st January 1878.*

SIR,

I have the honour to forward the following proposals for the revision of assessment of the one hundred and thirty (130) villages comprising the old Rānebennur Tāluka of the Dhārwar Collectorate, the original settlement of which was introduced in 1847-48, being reported upon by Captain Wingate's letter No. 15, dated 26th January 1848, and sanctioned by Government letter No. 2773, dated 16th May 1848. A map showing the villages in question is hereto appended, and also a general map which will show the position of this tāluka.

2. These one hundred and thirty villages are now distributed* as follows :—

94 remain in the present Rānebennur Tāluka.

36 have been transferred to the Karajgi Tāluka.

3. These villages have been entirely remeasured on the system hitherto adopted in regard to the tālukas of Dhārwar already settled, the detail of which is explained in my report* on the old Bankāpur Tāluka, from which I will here quote, as the same reasons precisely apply here also, this tāluka being contiguous to and very similar in character to that tāluka :—

* "Every separate occupancy already recognized in the Government accounts is made into a separate survey number. Similarly, every separately recognized share of inām land is made into a separate survey field in accordance with the orders contained in Government Resolution No. 4248, dated 24th July 1873; this will entirely save in future the difficulties which have hitherto frequently occurred in the collection of judi from the land being entered in the name of one person and being actually held by another, who was, moreover, frequently responsible in the accounts for his quota of judi on the whole vatan, without any sub-division of the land being correspondingly recorded against his name. Survey numbers containing inām and Government land are also divided into separate numbers according to boun-

daries laid down under the Mámlatdár's orders. All survey fields of excessive area are divided into survey fields of about 20 acres each.

"4. No sub-divisions of survey fields are now recognized and made into separate survey numbers which have not already separate recognition as distinct occupancies in the accounts. It would, it appears to me, be very inadvisable not to take this opportunity of putting every separate occupancy, already having separate recognition by entry in the Government accounts, on the independent basis of a separate revenue survey number, thus freeing the holder from all possibility of any future complication or involvement of his interests with those of the other occupant or occupants in what has hitherto been one survey number. No new occupancies whatever are created, large or small; but every existing occupancy recognized in the Government accounts as such, whether large or small in area, is made an independent survey number.

"5. I did not think that it would be feasible to dispense with entire re-measurement. In the first place the boundary-marks were put up at the time of the original survey with various degrees of promptitude after the measurement was executed; at that time Act III. of 1846, under which systematic provision for the erection and preservation of boundary marks was made, did not exist, and a possibility of some errors in locating the marks existed. I do not, however, think that in Dhárwár any very serious extent of error arose from this cause. But a large number of survey fields require to be sub-divided into two or more, in pursuance of the measures explained in the preceding paragraphs; again a large number abutted on country cart-tracks and nálás. The latter are of a very shifting nature as regards their course in the black cotton soil; and the former, when a large proportion of the country was waste, were not kept, by the interests of the holders of the land on each side, within such well-defined limits as is now the case, and, consequently, a very unnecessary width of land was cut up as the track and excluded from the contiguous survey fields. A considerable number of made roads, have been lined out in this táluca as everywhere else in the country, which required to be laid down on the map, and the area devoted to the road rejected from within the boundary of the survey number through which it passed, which would, in fact, be divided into two numbers, with the new road for a dividing line of boundary. Very many survey fields, again, contained both dry-crop and rice land, much of the latter being watered by tanks. The separation of the several areas of dry and irrigated land in one survey number was not, at the time of the first survey, executed with the accuracy required of recent years. In many parts land, formerly recorded as rice land, has long been disused as such and cultivated as dry-crop land only, and *vice versa*. The same remarks apply to the bágáit or garden lands, of which there is in the táluca a considerable area of a quality unknown in the Northern Deccán. Thus, the entire re-measurement of all survey fields of a mixed nature—that is, containing both dry and irrigated land—was absolutely necessary. After deducting these survey fields, which, from the causes above stated, it would have been imperatively necessary to remeasure, the residue would have been small; and as regards these, too, a careful inspection of and renovation of all deficiencies in boundary-marks would have been necessary and the entry of the marks on the village maps. This was not done under the first survey, and partly in consequence of this the stones, in irrigated land especially, are found to a great extent to have disappeared.

"6. It became, in fact, the shortest and most economical course to remeasure entirely and thoroughly, and thus ensure no fields escaping re-

measurement by error or oversight in the first instance, requiring consequently men to be sent back to them to correct and make good deficiencies at considerable loss of time. If this re-measurement was an expensive operation there would be a strong reason for avoiding it to the utmost possible extent, even at the risk of leaving some imperfections in the work; it has not, however, in the case of this or any of the other talukas re-measured in Dhárvár, cost more than Re. 0-1-4 per acre all over, and a very small fraction of this would be saved if actual re-measurement was confined to the survey fields above indicated, as those in which it was absolutely necessary, and a mere inspection of boundary-marks of the residue."

4. In carrying out the above measures the 12,438 survey numbers of these 130 villages have become 19,839 survey numbers or fields.

5. In Ránebennur there was an additional reason calling for re-measurement. The old taluka was bounded on the east for a distance of some sixty miles by the river Tungbhadra, which is here a very large stream, probably averaging from 400 to 500 yards from bank to bank, and constantly overflowing its banks for some distance in the monsoon. As the soil along a great part of the course of this river is "regur", or black cotton soil, considerable changes are caused through these floods by additions to and subtractions from previously existing lands.

6. The difference in the total areas of the former and present surveys is as little as could be expected under the circumstances. The area under the old survey is acres 304,559 and under the present survey acres 306,276, an excess of acres 1,717 in favour of the present survey, or 0.5 per cent., in round numbers a fraction more than half an acre on every hundred acres. This difference is to be accounted for by more careful measurement up to the present limit of occupation on roads, nálas and on the rivers Tungbhādra and Varda. This difference between the old and new surveys is a little greater than we have met with in the other talukas, but it is to be accounted for by the great length of river frontage.

7. In individual survey fields in some cases a good deal of difference in the area by the last survey and that of the present survey was found. The Tungbhadra and the Varda rivers together give some (80) eighty miles of river-bank in this taluka, a length which would be greatly added to by that of the larger confluent of these rivers. Floods are a common cause of destruction of boundary-marks, the replacing of which accurately at the time, especially when the land on one side is unoccupied waste, is not very easy; floods also greatly alter the areas of survey fields by diluvion or alluvion. The following statement shows the differences in the areas of the survey fields of 129 of the 130 villages under report; the data for one village have not been supplied to me:—

Number of Villages.	Total Survey Nos. by old Survey.	Difference between areas by former and present Survey.				
		Within 5 per cent.	Over 5 and under 10 per cent.	Over 10 and under 15 per cent.	Over 15 and under 20 per cent.	Over 20 per cent.
129	11,769	10,793	596	180	82	103

8. The number of cases, 970, in which the areas of the past and present survey differ by more than 5 per cent. is greater than would have been expected with a system of permanent boundary-marks and annual minute inspection of them, but no system of boundary-marks can obviate the destruction of them by floods and the addition or subtraction of entire areas by the same agency. At the time of the last settlement three-fifths of the whole Government land in the taluka was unoccupied waste; when a boundary-mark is destroyed, it is much more difficult to secure its re-erection in the proper place in unoccupied land or, more than all, in land occupied on one side only, than on the boundary between two occupied survey fields. The best preservation of the boundary-marks is to be found in occupation on both sides of the boundary, and now that land is so generally occupied few changes in the legitimate boundaries will be attempted in the future, or, if attempted, will pass without immediate detection and correction.

9. The re-classification was conducted in the mode successfully applied to the previously revised talukas of Dhárwár. In the better class of soils, those classed by the former survey at above 10 annas, a percentage of 15 numbers in the first 100 survey numbers and of 5 per cent. of every after 100 numbers was re-classed in order to ascertain the general standard of the old classification. In the inferior soils a much larger percentage was re-classed in the first instance, and an additional amount, or the whole, re-classed when it appeared called for. When the area of rice land in a survey number appeared as more than one-fourth in excess of the area by the former survey it was thought necessary to re-class it. The water classification in rice and garden lands was entirely re-done; in the first place a systematic water classification had not been introduced when this taluka was first settled, and, secondly, the changes in water-supply from the silting up or deterioration of some tanks and the repairs of others, would after the lapse of thirty years demand a fresh examination preparatory to a new assessment.

10. In this as in all talukas into which revised settlements have been introduced under my control, I have had detailed state-

ments made out showing the past and present classification of every survey number or field, and after myself comparing the result in every field have given directions regulating the amount of general adjustment, by way of increase or decrease, to be applied to the old classification of the village in lands now not re-classed; and also the classification valuation to be adopted in the case of every re-classed survey field, taking especial care when the new classification in any instance was materially in excess of the old to reduce the new classification as far as one class, so as to prevent the possibility of any error in the present classification, tending to exaggerate the natural increase of assessment rates to be looked for on revision, which increase, of course, would fall with special force in a case when from any cause the original classification valuation was from any cause somewhat low and the present somewhat high. The simple course in revision undoubtedly would be to increase all existing assessments by a certain percentage. This would answer if the original rating was correct; it was doubtless as fairly correct as circumstances at the time would admit of; but a more correct rating and one more applicable to existing circumstances is attainable. For instance, a percentage increase of assessment all over equally on good and bad land would certainly not be received without much discontent, the value attached to such lands and their ability to pay a rent being out of all proportion to their existing assessment. Consequently an increase of assessment on revision which could be easily borne by the better class of lands would bear very heavily on the poorer lands. At the time of the first settlement three-fifths of the whole Government land of the taluka was unoccupied waste and this included much very good land, there was then an evident object in rating lowly the better class of land, which under the old native assessment was always rated disproportionately highly and was consequently much of it unoccupied, in order to induce the taking up that land first and in preference to the poorer land from which, though the immediate burden of the assessment was very much lighter, much lower profits would be ultimately derived; in fact, a bounty in the shape of a low assessment was placed in the occupation of the good land, the profits derived from the cultivation of which would afterwards draw the poorer land also into occupation.

11. Then in revision it becomes very necessary to carefully avoid overrating the poorer land and to look for the larger portion of the increase of revenue on the better classes of land; this might to some extent be managed without re-classification, but it can be more safely managed and with a larger increase of revenue with the aid of sufficient re-classification to enable us to ascertain with a reasonable amount of accuracy how the old classification stood, and thus to learn where to increase the old classification rating and where to decrease it.

12. The old classification in general we find to have been executed with great accuracy, but there are exceptions to this in the case of some tracts where the land, though of good intrinsic quality, had been waste from time immemorial and was overgrown with thorny scrub: the finer particles of soil on the top being washed away by the action of the rain during several generations at least, the appearance of the surface soil covered with stones and indurated by the sun gave a very imperfect clue to the real value of the land, and though by our classification the soil below the surface as well as that on the top is examined, yet the forbidding appearance of the surface, due to generations of neglect, could not fail to be without a considerable influence in determining the valuation. In such lands were constantly found great differences between the past and present classification valuation—differences which are justly set right by the present work, taking care, however, always in such extreme cases to keep well within the just rating instead of by any accident or error in the least exceeding it, so that no man holding such a field should be able to assert that his new assessment was not most fully as low as that of any of his neighbours holding land of similar quality. As we have always found as a rule the tendency of the old classification, compared with the standard we now adopt, to be low in the better class of soils and in proportion high in the lower class, in the present work the remedying of this defect has been the object constantly in view; and having a generally fair base to work upon in the old classification, the adjustments applied will enable us to obtain a larger increase of revenue than we could have safely aimed at by a general percentage increase without any examination of the old classification and at the same time without the great disturbance of the general proportions of existing assessments, liable to be caused by assessing on an entire re-classification, which would moreover be a much more expensive operation.

13. The following statement shows the area of each description of land according to the past and present surveys:—

				Former Survey, Acres.	Present Survey, Acres.
Arable dry crop	...	...	...	2,38,220	2,49,473
Rice land...	...	...	...	744	1,167
Garden land	...	...	...	849	2,195
Unarable unassessed lands, hills, &c.	...	...	...	64,746	53,441
Total				3,04,559	3,06,276

14. The increase in the arable area is due to the decrease in the unarable head, land having been removed from the latter to

the former head in consequence of it being of such quality as could now be remuneratively occupied, such not being the case at the time of the former settlement: The increase in the rice and garden land is, in the main, due to the improvement in the means of irrigation from tanks during the last thirty years.

15. Excepting the adjacent Kod Táluka of Dhárywár, which is situated to the westward, the Ránebennur Táluka is the most southern táluka of the Presidency. On the east it is bounded by the river Tungbhadra, which, excepting two villages of this táluka on the eastern bank, separates it from the Belláry Collectorate of the Madras Presidency on the eastern boundary, and from Mysore in the southern part. In the north and east of the táluka black cotton soil predominates, in the central and western part black and red gravelly and stony soils are intermixed, and the surface of the country is broken by several ranges and patches of stony red hills of no great height.

16. There is a considerable diversity in the climate of the east and west of the táluka; the rainfall in the western part being on the average sufficient and favourable and much more certain and favourable than in the east and north-east. In this táluka, as generally in the Deccan and Southern Márátha Country, the belts of rainfall are parallel to the line of gháts and become less favourable as the distance therefrom increases. The extreme north-east of this táluka may be considered to be on the edge of the belt of country subject to uncertain monsoon which extends throughout the south and centre of the Presidency, to the west and to the east of which rainfall is much more certain. The Indápúr and part of the Bhimthadi tálukas in the Poona Collectrate are notorious and extreme examples of this, the rainfall there being far more uncertain than in the tracts either to the west or to east of them. The Ránebennur Táluka has a double chance in that it participates fully in both monsoons and from its southerly position very fully in the later one, commonly called the Madras monsoon; on the whole the rainfall on the average of years in the western and central part of the táluka may be reckoned on as good, sufficient and opportune, but it is not so certain in the extreme north-east. Crops sown under the kharif or early rains commencing in June amount to about 62 per cent. of the whole; the remaining 38 per cent. being rabi sown in September and October.

17. This táluka is essentially a dry-crop tract,—jowári, túr wheat, oil-seeds and cotton being the prevailing crops. The New Orleans variety of cotton is more largely grown than the native variety, and thrives well. What rice is met with, is mostly grown in the western villages. In five (5) villages only are tanks of considerable size, retaining water either through the year or till late

in the hot weather, when the supply may be expected to be renewed by the heavy thunder-storms usually occurring in the end of April or beginning of May. Below these tanks, sugar-cane, cocoanuts, supári or arecanut and the leaf eaten with it are grown, besides many irrigated crops of an inferior description.

18. In communications a great change has taken place in the last thirty years; then there was not a mile of made road in the táluka, now it is traversed by two main lines. First, that from Bangalore and Harihár, where there is a bridge over the Tungbhadra, up to Hubli, the old mail road from Poona to Bangalore; and, secondly, by a road which branches off from the above about four miles north-west of Harihár and proceeds through the Kod Táluka to Sirsi and the coast at the port of Kumta. Thirdly, a road which runs east and west through the north of the táluka from Hawánur to Hangal and Kumta carries a good deal of traffic between Belláry, from which Hawánur is distant about (90) ninety miles, and the south of the Dhárwár Collectorate. All these roads, and most especially the first-named, carry a very heavy cart traffic during the greater part of the year, which creates a great demand for fodder along and near these lines. Besides these there are other local roads connecting large markets and forming feeders to the above main lines. There are also cart-tracks in abundance which are fairly passable in the fine season.

19. The táluka is well supplied with markets, those of Byádgi, Ránebennur and Guttal being the chief. Byádgi is a very important entrepôt of trade between the coast and the interior, and is a place of great and growing importance. There are also many other minor markets in and in the vicinity of the táluka. Ránebennur, the population of which is returned as 10,496 souls, is the only place with a population in excess of 4,000.

20. The only manufacture carried on in the táluka is that of weaving both in cotton and wool: 1,722 looms are returned as employed upon the former material and 379 upon the latter. The cotton cloth made is only of the coarse kind of ordinary use as clothing. The wool is made into "kamlis", the blankets in use by all the middle and lower classes of natives, and are considered to be a quality above the average. In the towns of Ránebennur and Byádgi the largest number of weavers live; the remainder are scattered through the other villages in larger or smaller numbers. No data are available to allow a complete comparison of the present numbers of the whole weaving population with that of thirty years ago, but I find from returns obtained from the Mámlatdár, that in 19 of the largest towns and villages there were 1,648 members of weaving families in 1847, and the same villages show 1,586 souls under the same head now: there is a decrease, indeed; but

considering the progress which European manufactures have made in supplanting those of native origin, it is satisfactory that the decrease is no greater.

21. The following statement compiled from the statistical return No. VI, appended, made up during the re-classification of the taluka, shows the comparative statistics of thirty years ago and the present time :—

	Thirty years ago at the time of previous settlement.	1877.	Increase.	Decrease.	Percentage increase or decrease.
Population	66,064	82,469	16,405	...	+24.83
Houses { Flat-roofed and tiled.	9,160	14,784	5,624	...	+61.39
{ Thatched	3,704	2,710	...	994	-26.83
Agricultural cattle	18,042	20,110	2,068	...	+11.46
Cows, buffaloes and their young	37,342	26,635	...	10,707	-28.67
Sheep and goats	36,118	22,761	...	13,357	-36.98
Carts	899	3,114	2,215	...	+246.38
Horses and ponies	623	427	...	196	-31.46
Wells and boorkees or well-like erections on banks of streams	687	1,032	345	...	+50.21
Tanks { Irrigation	18	17	...	1	-5.55
{ Drinking	56	68	12	...	+21.42

22. The tract under report contains $478\frac{1}{2}$ square miles. The population at present amounts to 173 to the square mile, which is a good average rate for a taluka in the main dependent on dry-crop cultivation, without large towns or any manufactures of importance and with considerable tracts of sterile land. The numbers show a sufficient and safe ratio of increase. A considerable portion of the statistics of the population were taken after November last, and as the central and eastern parts of the taluka were severely touched by the recent famine, it is probable that the numbers were for the time somewhat reduced by emigration. The increase in the number of the better class of houses, the flat-roofed and tiled, and the decrease in the inferior thatched houses, is a most conclusive proof of a great advance in prosperity. The first thing which a rayat does when his circumstances improve is to build himself a flat mud-roofed house, or a tiled house, instead of the thatched dwelling which he was heretofore obliged to be content with.

23. The marked increase in agricultural cattle is a new feature in Dhárwár, where the absorption of land into cultivation has generally so reduced grazing as to render stall-feeding common, and consequently the quality of cattle has greatly improved but at the expense of their numbers. The large area of poor waste land, more than acres 50,000 still remaining, mostly fit for grazing only,

is evidently the reason for this. The reduction in the numbers of cows, buffaloes and their young, however, shows that the same causes which were at work elsewhere in Dhárwár were in operation here, as this class would include all cattle not used for agricultural purposes and all the worthless beasts, unfit to do a single day's work, kept formerly merely because they cost nothing. Nothing more strongly indicates the great increase in the prosperity of the taluka than the immense increase in the number of carts, no less than 2,215, or 246 per cent. This increase is a sure index to the extent to which the export trade has augmented, and this is, in the main, due to the great improvement in communication with the coast. At the time of the former settlement there was no road down the gháts practicable for carts between the Dhárwár Collectorate and the coast, and there was no made road whatever even leading in the direction of the gháts; pack bullocks were the sole means available for the transport of produce. It is pretty certain that our present returns do not show all the carts or cattle belonging to the taluka, large numbers of carts and cattle employed in the carrying trade to the coast would escape notice, and in consequence of the scarcity of fodder during last season a considerable number of the cattle and other animals were certainly absent, having been taken to the western jungles on the gháts for grazing. It is the common practice in Dhárwár for rayats to employ their cattle in the carrying trade as soon as they can be spared from agricultural operations, and even frequently to go beyond being mere carriers and to engage in trade ventures themselves. In fact, there are few things which a Dhárwár rayat would not turn his head to if he saw the chance of making something by it.

24. I have no data showing precisely the total number of wells used for irrigation at the time of the last settlement, but it appears that of the present total number, 345, or an increase of 50 per cent., have been sunk in the last thirty years, and 504 are now used for irrigation. Except in the saturated area below tank beds this is not a favourable country for sinking wells, the water being generally deep below the surface. The irrigation tanks show a decrease of one, that one which was of very minor importance having silted up.

25. With increasing cultivation the number of sheep and goats must be expected to show a decrease. Horses and ponies also show a decrease, which is no more than was to be looked for: in former times, when there were no roads, people were obliged to walk or go on an animal's back if they required to travel; now carts are very generally used for this purpose.

26. Statistical Return No. V, appended, shows the distribution of the population between agricultural and non-agricultural,

giving 42,393 souls, or 51.40 per cent., as purely agricultural, 18,809, or 22.87 per cent., as partly agricultural, and 21,267, or 25.73, as non-agricultural. I cannot consider this classification of the people as other than approximate, as extreme difficulty must occur in securing a precise definition of the class to which individuals correctly belong.

27. From Statistical Statement No. IV, columns 10 and 11, it would appear that, notwithstanding the increase of population, actually a smaller number can now read than could do so thirty years ago: 3,981 formerly and only 2,502 now. This is most certainly not the case, and some enormous error must exist in the present numbers, since I find that there are in these villages now (13) thirteen Government boys' schools, with an average attendance of 712, and (46) forty-six private boys' schools with an average attendance of 856. Regarding what number of schools formerly existed, we have no record, but it is certain that schools are much more numerous now than formerly here, and a present daily attendance of over 1,550 boys is quite incompatible with an adult reading population of only 2,502. Moreover, the return shows an entire absence of females able to read and write, but it appears that there is one Government girls' school with an average daily attendance of seventy-five (75). There must, then, be some among the adult female population able to read. I regret that the educational statistics furnished to me by Captain Godfrey, Deputy Superintendent, should be so much more than doubtful, but there is no time now to remedy this defect, which could only be done by a detailed investigation. In regard to the numbers entered now and thirty years ago as able to read, an absolute decrease in the number now recorded, or but a very small increase, has been returned in previous revision settlement reports in Dhárwár; but it must be noted that, thirty years ago, ability to write his name in some kind of half intelligible manner was asserted by a man as a proof of being able to write and therefore to read, and a large number of the male population claiming to be literate could do this much and no more. Now matters have materially changed for the better, and I have myself, day after day, seen common cartmen in some numbers from the Dhárwár Districts at the post-delivering place in Kumta reading their letters, and able to give a perfectly intelligent account of the prices, weather and other matters interesting to them communicated from their homes. A more practical and gratifying proof of the spread of education it would be impossible to imagine, as the ability among the cartman class to read a letter of any kind may be said to have been quite unknown thirty years ago. The numbers now returned are undoubtedly below what is correct: this is certainly in part due

to error, but it may be in part due to the large numbers of the able-bodied male population who were absent from the taluka last year, and thus escaped being recorded.

28. The appended statement, showing particulars of transactions in sale and mortgage, compiled

Appendices A. and B.

from data collected during the classification

from the records of the registration office, show the high value placed upon land in the tract under report. Very many more cases were recorded which I have excluded on account of their comprising something more than the land alone; in some cases a house was included in the transaction; in others one or more bullocks, so that it was impossible to ascertain precisely how much of the sale-money was for the land alone. No cases anterior to 1873 are shown. In all these registered transactions the doubt always occurs as to how far the whole transaction is before us, and whether what is before us is not the final transaction of a long series of dealings. If we see the payment of a certain sum for a piece of land registered, we may assume that not less than that sum is paid; but how much more is paid, or has been paid, or foregone under transactions resting on verbal agreements, which there is neither need or desire to make public, we know nothing. This is the only way of accounting for the extraordinarily variable sums as represented in multiples of the assessment recorded as paid for land, ranging in extremes of the instances given in the statement from one or two years' purchase on the assessment up to eighty-five years; from twelve to twenty years' purchase, however, appear to be common rates. The terms under which land is shown to be mortgaged and leased, are not less remarkable as showing how slightly the present assessment affects the value of land in the market. The terms as recorded are extraordinarily variable; the commonest form of transaction appears to be the borrowing a sum and making over land to the lender, who is sometimes to pay the Government assessment and sometimes not, the profits derivable from the land constituting the interest of the sum lent. As, for instance, in case No. 16, where the returns above the Government assessment on acres 24-36, bearing assessment Rs. 17, constitute the interest upon Rs. 2,000 lent for 20 years on these terms. The annual interest of this sum at 12 per cent. would be Rs. 240 a year. The next case, No. 17, shows that on acres 12-32, bearing assessment Rs. 10, Rs. 300 were lent, the annual interest of which at 12 per cent. would be Rs. 36. The cases of lease, Nos. 13, 14, and 15, are remarkable as showing the large sums paid down for the occupation of land for a term of years. I have taken 12 per cent. as the rate of interest on which the above calculations

are made at the lowest rate on which money is ordinarily lent on good security, though a fraction over 18 per cent. or 3 pies per rupee monthly, is a commoner rate of interest, and is even lower than is often paid. Many of the cases of both sale and mortgage relate to inám lands, which pay only local cess of one anna in the rupee of their assessment valuation and possibly some quit-rent. The sums realized by sale and mortgage of inám land offer no marked contrast to those realized on Government lands, which shows how little the fact of land bearing full Government assessment or not is taken into consideration as affecting the value of land in the market.

29. From the returns made out at the time of the classification it appears that there are 11,564 Government survey numbers or fields in occupation in these villages; of these 9,410, or 81·37 per cent., are actually cultivated by the occupant or person holding directly under Government, 353 numbers of which are cultivated by him in partnership with other persons. Survey numbers or fields 2,154, or 18·63 per cent., are cultivated by subtenants of the holder under Government, of which 1,620 are held on money-rents and 534 on grain-rents or share of the produce. Regarding the amount of the money-rents we have no information. It is impossible to trust anything which the people may say on this subject. As regards grain-rents, we know that half of the gross produce is the ordinary rate, sometimes even a little more if the land is very favourably situated, and a little less under the opposite circumstances. The proportion of survey fields in these villages which are not actually cultivated by the owner under Government is less than is ordinarily found to be the case; 25 per cent. being about the usual proportion in Dhárwár as far as revision settlements have gone. This even is a proportion of non-cultivating holders of land, which can excite no surprise, as many holders of land, from youth, old age, or private reasons, would sublet their land instead of cultivating it themselves.

30. Regarding past and present prices I have obtained a return from the Collector from the year 1846 up to the present year relating to the staple articles of produce; opposite many years, however, blanks appear. In some years I have supplemented this statement by data received from Mr. Wingate, Assistant Superintendent, who did the greater part of the reclassification of this taluka. I think that, so far as it goes, this statement, which is appended, may be accepted as a fair approximation to correctness. The following average results are deduced from it for three periods since the last settlement in 1847-48, shown in seers of 80 tolas :—

Appendix C.

Decade.	Rice in husk.	Jowári.	Linseed.	Wheat.	Nachni.	Jagri.	Areca- nut.	Cocoanuts per 100.
								Rs. a. p.
1848 to 1857 ...	68½	86½	34	36½	169½	13½	4½	2 0 0
1858 to 1867 ...	27½	36	17	18	49½	8	2½	5 0 0
1868 to 1876 ...	28½	38½	14½	14½	46½	8½	2½	3 4 9

31. The prices of the middle decade from 1858 to 1867 are much raised by the exceptional prices which prevailed from 1862 to 1865, inclusive, in consequence of the American War, which raised the price of cotton to, upwards of Rs. 700 per candy, and from the abundance of money poured into the country raised the price of everything else enormously. The prices of 1877 I have excluded from the calculations of averages, they being quite exceptional in consequence of the famine. It is useless going into minute calculations of the percentage increase of prices in the last thirty years, as, in consequence of information being absent for many years, the average increase cannot be considered more than approximate; the results shown are, however, I believe not materially out, and an average increase in price of full 125 per cent. appears in grains and of 100 per cent. full on the average of other articles of produce, and this additional great difference must be noted. Formerly, in consequence of the absence of communications, a bumper harvest produced a local glut from the impossibility of removing the produce, and ordinary grains of the bulkier kinds in proportion to value became almost unsaleable for any material price; now the case is widely different, and a tangible price for produce can always be obtained, however plentiful the harvest may have been.

32. Cotton is the largest and most valuable export of this part of the country. Regarding the present and past price of this, we are independent of local statistics, as the Bombay price rules that of the local markets. In 1847 the cultivation of New Orleans cotton in the Dhárwár Collectorate was still in the experimental stage; the market price of Kumta or ordinary indigenous cotton was Rs. 85 per candy in Bombay; deducting Rs. 25 per candy for cost of transport and for the profits of intermediaries, the rayat only got Rs. 60 for his candy of cotton. Both "Kumta" or indigenous cotton and Dhárwár New Orleans or "Dhárwár Saw-ginned" two years ago were about 160 rupees per candy, now they are about Rs. 200 per candy; in the one case, taking the cost of transport and intermediate profits at the same sum as formerly, Rs. 25 per candy to Bombay, the rayat gets Rs. 135 and in the

other case Rs. 175 for his candy of cotton. It is true that the present price of cotton is higher than it has been for the last few years ; but should it even fall to Rs. 150 a candy, the rayat will get over 100 per cent. more for his produce than he did thirty years ago.

33. There are about acres 35,000 ordinarily under cotton cultivation in the tract under report. At present prices in a fair season each acre will average about eighteen rupees value of cotton and seed ; this will give a gross produce of Rs. 6,30,000 value of cotton for the whole táluka, or nearly three and half times the whole land revenue of the táluka under the revision of assessment about to be proposed, and this from one-sixth of the total occupied area. Cotton, moreover, is not by any means the only exported produce, grain of all kinds is exported, and oil-seeds, sugar, cocoanuts and arecanuts are all specially valuable articles of produce of which the larger portion is grown for export.

34. Appended to this letter is a statement (Appendix D) which gives the revenue history of this táluka for ten years before the expired settlement commenced and for every year during the thirty years it has lasted, from which the following abstract has been framed :—

Year.	Government occupied Land.	Government arable assessed unoccupied Land.	Collections on Government Land.	Re-missions.	Outstanding Balance at the end of the year.
1837-8 to 1846-7	62,825	1,42,371	78,914	8,238	4,179
1847-8 to 1856-7	96,179	86,338	80,756	2,142	5,219
1857-8 to 1866-7	1,49,680	38,117	1,11,851	...	...
1867-8 to 1876-7	1,57,603	31,279	1,15,694	1	*476

35. It will be worth while to extract some of the years of the general statement, Appendix D, which will give a more clear idea of the state of the táluka before the expired settlement and that which it has attained to under it than the consideration of ten years' averages :—

* The average outstanding balance in the last ten years is due entirely to the outstandings of last year, 1876-77, the famine year.

Year.	GOVERNMENT OCCUPIED LAND.				GOVERNMENT UNOCCUPIED ARABLE WASTE.		Total Collections from Government land, Judi on Inám land, &c.
	Occupied Acres.	Full assessment.	Remissions.	Collections.	Acres.	Assessment.	
Before Settlement	1837-38	Rs. 75,384	Rs. 107,711	Rs. 22,152	Rs. 78,559	1,28,974	Rs. 1,00,490
	1838-39	74,004	99,485	27,383	72,102	1,28,982	1,00,613
	1839-40	73,275	95,243	5,241	90,005	1,80,737	1,25,075
	1840-47	49,680	72,795	2,412	70,833	1,58,554	1,03,838
Year of Introduction of Settlement	1847-48	65,196	78,095	20,905	57,190	1,10,797	85,430
After Settlement	1848-49	78,107	69,987	166	69,821	1,03,242	1,00,450
	1856-57	1,25,307	98,032	...	99,042	50,535	1,29,168
	1875-76	1,56,193	1,15,223	...	115,323	33,772	1,48,320

While requesting reference to the detailed annual statement, Appendix D, I make use of the years above shown as points to rest upon. The following remarks may be made in elucidation and in filling up the sketch there given. In 1837-38 and the following year there are very large remissions, more than 25 per cent. of the entire demand. In 1839-40 a change of policy occurred; the free grant of remissions was discouraged and the same policy was followed with increasing stringency up to 1846-47, with the result of inducing the resignation of nearly one-third of the whole land in occupation, and also with the result of reducing the total revenue collected in the taluka from Rs. 1,09,490 in 1837-38 to Rs. 1,03,838 in 1846-47. It is evident from the observations contained in paras. 9, 10 and 13 of Captain Wingate's report on the original settlement of this taluka that it was then in a very depressed condition. In 1847-48 the settlement was introduced and the occupied area of Government land then stood at acres 65,196 and the unoccupied assessed arable waste at acres 1,10,797. The immediate prospect of the introduction of the settlement had evidently induced the taking up of some of the land resigned in previous years. The remissions in the year of settlement amount to Rs. 20,905; this large amount is due to the remission in the year of settlement of the difference between the old and new assessment in all individual cases, when the new assessment was more than the old, and the largeness of the amount is indicative of the extreme inequality of the old native rates. The next year shows a marked increase in the occupied area, and the realized total land revenue sprung up to Rs. 1,00,450. Thence a steady progression in the occupied area and the total land revenue annually occurred; in 1856-57 the former had amounted to acres 1,25,307 and the latter to Rs. 1,29,168, which by 1875-76 had farther steadily increased to acres 1,56,193 and Rs. 1,48,320. The highest point in the occupied area and revenue was attained in

1864-65, the occupied area being then acres 1,64,092 and the total land revenue Rs. 1,56,993; this was due to the fabulous prices then prevalent consequent on the American War and the immense sums of money poured into the country, giving the people more money than they literally knew what to do with; consequently they took up any land they could lay hands upon without reference to any present intention of cultivating it. The fall of prices in the succeeding years gradually induced the resignation of that land which the people did not require; the lowest point, occupied area acres 1,54,022, was attained in 1872-73, concurrently with the fall in prices, since which year with a rise in prices some reaction has set in, and the occupied area again in 1875-76 rose to acres 1,56,193. A slight fall again occurs in 1876-77, but that year is altogether exceptional.

36. In the history of the *táluka* under the expired settlement it is specially to be noted that after the first year remissions became of trifling amount, as shown in the statement Appendix D, and since 1855-56 ceased entirely, excepting in the single year 1870-71, which shows the trifling sum of Rs. (7) seven remitted. Moreover, since 1853-54 up to 1875-76 the column in the statement Appendix D for balances outstanding at the end of the year shows a complete blank.

37. The failure of crops in the centre and east of the *táluka* in the most exceptional year, 1876-77, was very marked, and much land was not sown at all. For instance, the area under cotton in 1875-76 was acres 35,352, and the area sown with that staple in 1876-77 is returned as but acres 8,564. The returns received from the *táluka*, however, show that the whole land revenue due in the year was collected without remissions, but with an outstanding amount at the end of the year of Rs. 4,756.

38. There is a somewhat remarkable decrease of acres 8,027 in the total area of occupied assessed and unoccupied assessed Government land and *inám* land in 1876-77, compared with the preceding year, as shown in column 14 of the statement Appendix D, which requires explanation, since that amount represents the total arable area of the *táluka* under all tenures, and is an amount which should be liable to but trifling fluctuations, from small areas being granted for some public purpose and the assessment struck off or from land recorded as unarable being brought under assessment by the Collector. This decrease of acres 8,027 is stated to

Note to para. 38.—In the returns received from the *Mámlatdār* these acres 8,027 are stated to have been transferred from the arable to the unarable head, by order of the Collector, in 1875-76. From information received from the Acting Collector, it appears that this land comprises Government grazing land reserves, and has no connection with forest reserves.

be due to the transfer of this area from the assessed to the unarable unassessed head by order of the Collector; with the exception of acres 469 this land consisted of unoccupied assessed waste land. The reason for this transfer is not stated on the returns received, but it possibly was in connection with the contemplated formation of forest reserves.

39. There still remained in 1876-77, according to the papers of the last settlement, in the taluka an area of acres 26,214 of Government unoccupied waste, bearing a total assessment of Rs. 9,597; much of this is of very poor quality, useful for grazing only, some is of a better description and would have been taken up for cultivation probably had this been permitted. But at the time of the first settlement there was such an enormous proportion of unoccupied waste in this taluka, that Captain Wingate made large reserves for grazing purposes only in many villages, recording these lands as not to be given out for cultivation but to have the grazing right sold annually by auction. The reservation of these lands may prove very useful, in that it will permit a large area to be obtained for forest reserves without the expense of buying out any occupants. The establishment of forest reserves in this tract of country, even though they may not be productive of timber, would be very beneficial to the climate, by clothing the hills, and useful to the people, as wood of any kind is generally far from abundant. Of those assessed waste lands which still remain and which may not be required by the Forest Department, amounting to acres 26,214 by the returns of the last survey, but to acres 34,429 by the returns of the present survey, from the transfer of lands from the unarable to the arable head, I believe a good deal will be taken up for cultivation at the coming revision settlement, when they cannot be more profitably reserved to Government as solely grazing lands. As regards the quantity of land available for grazing and the produce of grass in this taluka there is no scarcity, as, besides the forest reserves which produce grass, there is still an area of more than acres 53,441 recorded as unarable which, however bad in quality as cultivable land, produces some grazing. Generally, however, it is, in my opinion, unadvisable to compel any land to be kept under grass by any artificial restrictions, it is best to leave the interest of the people to have free scope, to permit them to take up and cultivate when they choose or to keep under grass when they find it more to their profit to do so. Nothing is so destructive of the breed of cattle as a large extent of land compulsorily kept under grazing, the large area depreciates the revenue-paying capacity of the whole and induces the keeping a large number of worthless beasts, parents of others as bad as themselves, and effectually prevents any general improvement in the cattle. Nowhere will

such fine cattle be seen as in those talukas which are entirely under cultivation and where stall-feeding is the main resource.

40. I find that at the annual auction sale of grazing lands in 1875-76, the Government assessed arable waste, acres 33,772, brought an average of Re. 0-2-7 per acre, some land in villages where the quantity of grazing land was limited brought rates double and treble this and even more. The average survey assessment of this land was Re. 0-5-10 per acre. The Government un-arable-waste land in the same year, amounting to acres 56,720 and certainly of very inferior quality, brought an average of Re. 0-1-6 per acre. The very great extent of grazing lands in this taluka would naturally prevent any very high price being obtained for them. Of the assessed waste lands I believe a good deal will be taken up for cultivation at the settlement, which will considerably increase the value of the residue.

41. The following statement shows the number of notices in default of punctual payment of revenue issued in the last three years, and the number of cases in which it was necessary to resort to distraint to obtain the revenue due after issue of the notice :—

Year.	Number of Villages in which Notices issued.	Number of Notices.	Number of cases in which it was necessary to resort to distraint.
1874-75	25	63	.....
1875-76	26	126	.....
1876-77	109	2,425	.....

In the two first years the number of cases is trifling. In the last year, that just passed, there is a large increase. This is due to two causes : first, undoubtedly to the general failure of crops last year and the expectation that, if they refused to pay, a remission might ultimately be accorded; and, secondly, to the knowledge that the general revision of assessment was coming this year, and that a backwardness in paying up last year might have some effect in inducing a depreciated estimate of the circumstances of the people. Distraint in no year of the three required to be resorted to, and the full revenue was secured without remissions or outstandings, just as in any preceding year, except in the last year when, as stated in para. 37 above, Rs. 4,756 was left outstanding at the end of the year. This last year was of so entirely an exceptional nature that no conclusion whatever can be drawn from it. It is probable that the whole of these outstandings will

be recovered in the current year, and that they are to a great extent due to the absence of the occupants of the land in the revenue-collecting season under the special strain of last year's famine.

42. The husbandry throughout this tract is generally good, the fields being fairly well cultivated, and manure freely used. The condition of the people is good, as is the case generally throughout the Dhárwár Collectorate, to which the old Ránebennur Táluka is no exception. Some indebtedness there may and must be, but it certainly does not exist to any weighing down amount or to an extent which obtrudes itself on notice.

43. We have thus now to deal with the revision of assessment of a tract of country which was in a very depressed condition thirty years ago, in which three-fifths of the arable land was waste, and consequently where land could have little or no saleable value; the occupied area and the revenue had been steadily on the decrease for the preceding ten years. The táluka was absolutely without cart communications for the export of produce to the coast or elsewhere. Now we find communication with the great markets on the coast and in the interior opened by cart roads practicable all the year round, a good supply of exportable produce to transmit by them, prices more than 100 per cent. in excess of those formerly prevalent, four-fifths of the arable land in occupation, including all that available of fair quality, and consequently, and as shown by facts, land possessing a good saleable value. We find population and all other evidences of material progress showing enormously in favour of the present in comparison with the past. Lastly, this tract with small exception possesses a fair and in a great part a very good and certain climate. After these remarks I may come to the question of the rates of assessment to be now imposed.

44. In the original settlement in 1847-48 Captain Wingate divided this táluka into two groups with different rates of assessment: the first to the west, with a maximum dry-crop rate of Rs. 1-6; the second, comprising the eastern portion of the táluka, with a maximum rate of Rs. 1-4; these rates being in assimilation to the rate introduced in the preceding year in the old Bankápur Táluka adjacent to the north. I proposed also to base the rates about to be proposed on those introduced in 1875 in the old Bankápur Táluka.

45. But I propose now to divide the táluka into four groups. Formerly all were on an equality in the absence of great communications; now this is far from being the case. The climate is of course much the same as it was formerly. The following is the description of each group of villages:—

1st.—The central part of the old taluka comprising (35) thirty-five villages in close proximity to the great road from Mysore to Hubli and Poona; this on the whole, I think, also possesses the best climate for dry-crop cultivation: for these villages I propose a maximum dry-crop rate of Rs. 2-0-0.

2nd.—The villages, (24) twenty-four in number, immediately to the south-west of the first group; in the western of these villages the rainfall commences to be somewhat heavy for the best dry-crop cultivation, and they are generally off the great main line of communication, and therefore I propose to place these on a maximum four annas less than that of the preceding group, namely, Rs. 1-12-0. These villages border on the old Kod Taluka, the revision of the assessment of which is now under consideration, and where, from the heaviness of the rainfall, it will be necessary to adopt lower rates than in this part of Ranebennur, to which the rates of this group will be a stepping stone.

3rd.—The great mass of the east and north-east of the taluka, comprising sixty-three (63) villages; here the rainfall is certainly less favourable than in the central portion of the taluka, and the general distance from great lines of traffic is greater: for this group I propose a maximum of Rs. 1-10-0.

4th.—The extreme north-eastern villages (8) eight in number, where the rainfall is more inferior and more uncertain, and the distance from great lines of communication is greater than in any other part of the taluka: for these I propose a maximum of Rs. 1-6-0; both this rate and that proposed for the last described group precisely assimilate with those introduced into the adjacent part of the old Bankapur Taluka two years ago. In fact the whole of the rates now proposed for Ranebennur are on a precise parallel with those already sanctioned and introduced into Bankapur.

46. It must be understood that what is technically called the maximum rate is that on (16) sixteen annas classification valuation, the rates on the lower classification valuations following proportionately with them. But there are lands which from special circumstances class higher than sixteen annas, such as those on the banks of rivers which are favoured by occasional inundations, an advantage which in seasons of scarcity of rainfall is of inestimable advantage, one thorough saturation enabling these

lands to give crops when adjacent lands are bare from deficiency of rain. This was very noticeable in the very deficient moonsoon of last year, 1876-77. These lands are also much benefited by the deposit of silt left by the river. It is often found that crops ordinarily not grown without artificial irrigation are grown in such lands, such as various descriptions of vegetables. According to the situation and liability to inundation and to the deposit of silt these lands are classed one, two or three classes additional on their ordinary dry-crop classification, each class representing two annas increase of classification valuation.

47. For the rice lands I propose, as in the old Bankápur Táluka, one uniform maximum rate of Rs. 8; there is no reason for varying the rate on this kind of land, the supply of water is valued in the classification, it is thus independent of considerations regarding the rainfall, that rice which is dependent on rainfall alone is assessed on dry-crop rates. The better classes of rice land all bear sugarcane in triennial rotation or an after-crop of grain or pulse, the assessment of land bearing nothing but a single rice crop would never attain to near half the above maximum rate of Rs. 8. The maximum rate fixed on the rice land in this táluka by Captain Wingate at the last settlement was Rs. 5, similar to that which he adopted for the Bankápur and Hángal tálukas. Captain Wingate, however, afterwards came to the opinion that he had under-rated the productive value of these lands, and adopted rates as high as Rs. 8 in tálukas afterwards settled, as explained

* No. 178 of 3rd February in para. 57 of my report * on the revision of Hángal and Taras.

48. According to the papers of the last settlement, the rice land in the tract now under report amounted in all to acres 744, of which acres 548 was Government land. Now the total area amounts to acres 1,167, of which acres 912 are Government land, the former average rate per acre was Rs. 1-15-2, that under the rates now proposed is Rs. 2-10-2.

49. In my letter No. 7 of the 4th January 1876, paras. 53 and 56, on the revision of the old Bankápur Táluka, I explained at length the mode of procedure I had adopted to obviate any possibility of assessing unassessable improvements in rice land made since the last settlement, which plan met with the approval of Government, as stated in para. 5 of Government Resolution No. 1031, of the 16th February 1876. Precisely the same plan has been adopted in this táluka and in all Southern Marátha Country revisions of assessment.

50.—For the garden lands of this táluka I propose a maximum rate of Rs. 12, precisely as was proposed and sanctioned for

the old Bankápur Táluka. — Captain Wingate at the last settlement adopted a maximum rate of Rs. 15 for these gardens and the same in Bankápur, but this maximum rate was not actually imposed in a single instance, and I can only find but three instances in which rates were imposed above Rs. 12. As in Bankápur and Hángal, as explained in para. 61 of my letter regarding the former revision and in para. 61 also of the letter, Captain Wingate was compelled, in consequence of the ruined condition of a large proportion of the gardens at the time of the first settlement, to impose different rates on lands similarly situated as regards capacity of production, but in a very different condition of actual productiveness from neglect and the evil effect of excessive assessment. The same state of things precisely existed in this táluka, some of the old assessments before the last settlement being as high as Rs. 40 per acre. Now that the garden lands have had time to recover themselves under thirty years of liberal management, we can afford to introduce a lower maximum rate, and by applying fairly uniform rates to all lands with similar productive capacity, and by the increase of garden area, we shall obtain a very considerable increase of revenue under this head.

51. The total area of garden land under the last settlement was acres 849, of which acres 540 were Government land, bearing assessment Rs. 3,483 or an average of Rs. 6-7-2. Now we find that the total area is acres 2,195, of which acres 1,503 are Government land, bearing assessment according to the proposed rates Rs. 7,469; this gives an average rate per acre of Rs. 4-15-6. This great decrease in the average rate is due to a large area of land having been brought under irrigation from the surplus water of the tanks after the old gardens have received their due supply; these lands are generally cultivated with grain and vegetables only, and being much more extensive in area than the original gardens and bearing a much lower assessment in consequence of the limited supply of water, the average rate per acre is reduced to the extent which above appears.

52. In addition to the revenue derivable from the Government garden lands, there will be a considerable sum to come in, I anticipate, from inám lands which are making use of water from Government tanks without having any right to do so without payment of water-rate. I observe on examining the papers relating to the garden lands many inám survey numbers now recorded as garden and using water from Government tanks which were not so recorded at the last settlement, and, unless they can show any right to the use of water, may be called on either to pay water-rate or to give up using water.

53. Well gardens have been treated in the manner directed by Government Resolution No. 1028 of the 25th February 1874. The well bagāft recorded as existing at the time of the last settlement being assessed within the highest dry-crop rate, and land brought under irrigation since the last settlement being assessed at the simple dry-crop rate. In some cases it is found that wells have been sunk below tanks so as to draw their supply of water from them by percolation; lands below such wells are assessed at rates not exceeding double the dry-crop rate.

54. The following statement shows the result of the imposition of the rates above described on each group or class of villages and on the whole together:—

Class.	Number of villages in each.	Maximum dry-crop Rate.	By former Survey.		By Revision Survey.						Increase of Assessment per Cent.
			Government occupied Land.		Government occupied Land.		Government unoccupied assessed Waste.		Total.		
			Acres.	Assessment.	Acres.	Assessment.	Acres.	Assessment.	Acres.	Assessment.	
		Rs. a. p.	Ra.		Rs.		Rs.		Rs.		
1st	35	2 0 0	52,175	43,521	53,067	64,752	13,314	6,597	66,381	71,349	48·8
2nd	24	1 12 0	22,255	18,757	22,512	24,337	1,554	833	24,066	25,170	29·7
3rd	63	1 10 0	74,617	49,387	77,326	67,880	19,393	6,504	96,719	74,384	37·4
4th	8	1 6 0	6,746	3,370	7,152	4,208	168	92	7,320	4,300	24·9
Total ...	130	...	1,55,793	1,15,035	1,60,057	1,61,177	34,429	14,026	1,94,486	1,75,203	40·1

The total increase of revenue on the land now occupied under the revision is thus estimated at Rs. 46,142, or 40·1 per cent., somewhat less than was obtained in either the old Bankāpur or Hāngal tālukas, the nearest tālukas for which revised rates have been sanctioned. A moderate increase in Rānebennur is justified by the fact that a great part of the tāluka is off main lines of communication. A considerable portion of the total increase of revenue estimated under the revised settlement comes from the garden and rice lands, which under the former settlement amounted to acres 1,593, bearing assessment Rs. 6,453, and now amount to acres 3,362, bearing assessment Rs. 13,409, an increase of Rs. 6,956, entirely due to the extension of irrigation. The heaviest increase falls upon the villages of the 1st group, 48·8 per cent. This part of the tāluka is beyond all doubt that which has most benefited by the changes of the last thirty years.

55. Statement E, appended, shows the rate of increase in each village, which is, of course, variable; but there are only (7) seven villages in which the increase is over 60 per cent., and in all of these the increase above the average can be readily accounted for. Asūndi, No. 3 of the statement, shows an increase of 64·5 per

cent. ; in this village there are now acres 6 of rice land and acres 126 of garden land more than formerly,—in fact at the original settlement the whole irrigated land of this village amounted to only acres 6 of rice land. In Karur, also No. 22 of the list, which shows an increase of 63 per cent., there is a considerable increase of irrigated land, rice and garden, now for the first time brought under irrigated assessment. Taredhali, No. 17 of the list, shows an increase of 65·9. Nelwagal, No. 20 of the list, shows an increase of 67·8 per cent. Kodiyal, No. 24, shows an increase of 73·6 per cent. Yanni Hoshali, No. 27, shows an increase of 71·9 per cent. Choudadanpur, No. 70, shows an increase of 60·7 per cent. All these villages have a large proportion of very superior land, some of it inundated by the river. The tendency to under-value such land in comparison with poorer soils was a marked defect in the old classification. Most villages have a large proportion of poor soil, the smaller increase of the assessment on which tends to counteract the increase on the superior soils and keep the average increase on the whole village down. There are in this taluka fewer cases of increase of assessment much above the average than we have ordinarily met with.

56. There is still a considerable area of Government assessed waste land in the tract, the detail of which is shown in the following statement :—

			By old Survey.		By present Survey.	
			Acres.	Assessment.	Acres.	Assessment.
				Rs.		Rs.
Dry-crop	...	...	26,206	9,570	34,422	14,007
Rice	...	...	1	2	1	2
Garden	...	...	7	25	6	17
Total	...	...	26,214	9,597	34,429	14,026

Much of this unoccupied assessed waste land, in consequence of the great area of land then unoccupied waste, was reserved from permanent occupation at the last settlement by Captain Wingate and directed to be sold by auction annually for grazing purposes. In numerous instances there will be no advantage or object in reserving these lands from occupation in the future, and I know that the people are prepared to take up a good deal of them permanently. From this some considerable farther addition to the revenue may be looked for. How much it will be impossible to say till the settlement is actually introduced.

57. We may farther look for some increase* of revenue from the judi inám lands, the ancient judi or limit of demand on which being in many cases more than the survey assessment of the first revision, that survey assessment was fixed as the judi payable for the period of the settlement. Now the ancient judi or the present survey assessment, whichever is the lowest, will become the demand for the period of the coming settlement, in accordance with the rules recently sanctioned under Government Resolution No. 7651, of the 28th December last. The judi lands in all parts of Dhárwár are very extensive, and a considerable increase of revenue will accrue from the above cause, but, on the other hand, the village officers receive additional emoluments, consequent on the increase of revenue, by a percentage on which their remuneration is calculated. I do not, therefore, calculate on any net increase of revenue from the alteration of the judi payable in future; I believe, however, that it will probably go a good way to make good the sum required to increase the emoluments of officiators. What the precise amount of the additional judi payments may prove to be cannot be, ascertained till the settlement is actually introduced.

58. The following statement shows the total area and assessment of the tract under report under every head :—

	By former Survey.		By Revision Survey.		Collection of Judi on Ináms.
	Acres.	Assessment.	Acres.	Assessment.	
		Rs.		Rs.	
Government occupied land ...	1,55,793	1,15,035	1,60,057	1,61,177	.....
Government unoccupied arable waste	26,214	9,597	34,429	13,026	.....
Ináms	57,806	49,204	58,349	68,050	27,598
Government unarable unassessed waste	64,746	.....	53,441	.....	.....
Total ...	3,04,559	1,73,836	3,06,276	2,43,253	27,598

59. Over the whole Government occupied land of every kind, garden, rice and dry-crop, the existing assessment shows an average rate of Rs. 0-11-6 per acre. The revised assessment now proposed shows an average rate of Rs. 1-0-1, an increase on the average all over of Rs. 0-4-7 per acre.

60. The revision of assessment now reported on will, I estimate, cost under every head the sum of Rs. 47,856, for which total expenditure a total increase of annual revenue of Rs. 50,000 may be expected, namely, Rs. 46,142 from the increase of assessment on land now occupied, and I suppose that the Rs. 50,000 will be fully made up by lands now waste being taken into occupation as explained in para. 56 above.

61. I have now furnished my proposals for the revision of the assessment of the old Ránebennur Táluka. The increase of revenue proposed is, in round numbers, 10 per cent. less than we have hitherto obtained in any tálukas of Dhárwár hitherto revised, but this and the adjacent Kod Táluka, which is next for revision, are not on the whole so well situated in regard to vicinity to great centres of trade as the central and northern parts of the táluka, and have a larger proportion of soil of poor and medium quality than is met with in the northern and central part of the Collectorate already revised. In Ránebennur, as in other parts of the Collectorate, we might doubtless have obtained a larger increase to the revenue without injustice; we have hitherto obtained our increases without producing any ill-feeling, what has been done has been accepted without any demur and I may almost say without a single complaint. There now remain to be revised the old Kod Táluka, the Dhárwár Táluka, the Misrikota sub-division of the old Hubli Táluka, now mostly comprised in the new Kalghatgi Táluka, besides some villages which lapsed to Government at different periods during the last thirty years. Now that three-fourths of the Collectorate is completed, we can estimate that the total increase of revenue on the whole Collectorate will not fall short of 45 per cent., and will be obtained at a total expenditure not exceeding one year's increase of the revenue. If these results can be obtained without any dissatisfaction being created and with the acquiescence of the people in their justice, we may well be content and not ask if it would have been impossible to have added somewhat farther to the revenue.

62. A great and increasing evil affecting the welfare of the cotton production and trade of this táluka, as also of all the Dhárwár Collectorate, calls loudly for early remedy, and if that remedy is not soon applied a most important branch of the production of the staple must pass away, namely, the cultivation of the New Orleans variety of cotton introduced by Government between 1840 and 1850 with such infinite trouble. This cotton can only be freed from the seed by a saw-gin. The saw-gins have been steadily deteriorating in condition for years past, and are now believed to be, with very few exceptions, in such a state as to be hardly capable of becoming much worse; the final result must be the abandonment of the cultivation of the American variety, and a large decrease in the total area under cotton, for the area under American could not be replaced by an increased area under indigenous or "Kumta" cotton. If this was the case the evil would not be so great, as that too is a very excellent kind, very highly valued by the Bombay mills. The reason of this is that without the aid of machinery the present area of cotton crop could not be

cleaned from the seed, the foot-rolling labour available being quite insufficient for the purpose. It has been often proposed to legalize the control of machinery for the cleaning of cotton, and no other remedy will avail until this province is opened up by railway, when the necessity for Government interference will be removed by local European competition. In the meantime a great and most lucrative production is threatened with extinction, and the country is suffering a great and increasing annual loss. On the part of local European officers there have never been two opinions on this subject, and I think I may say the same of the European merchants engaged in this trade possessing any local knowledge of its condition. Even the native dealers have readily admitted the urgent necessity of some stringent measures, and the gladness with which they would welcome them if made generally applicable to all. I

No. 28 of 11th January 1874. beg to refer here to paragraphs 103 to 109 of my report on the revision of assessment of Hubli and Navalgund, in which this subject was entered into in full detail, and the necessity of some decided action being taken most strongly urged upon Government.

63. It now only remains to ask for the sanction of Government to the settlement above proposed and for the issue of the usual guarantee.

64. The classification and statistical papers were for the most part made up by Mr. Wingate, Assistant Superintendent, under whom nearly all the reclassification work was carried on under the immediate orders of Captain Godfrey, Deputy Superintendent. The manner in which Mr. Wingate has performed his part of the work is generally creditable to him, as the making up of the papers was left much in arrears by Captain Godfrey on his departure on leave to England in the end of October last.

65. A copy of the letter containing Captain Wingate's report on the original settlement of this taluka is appended. It is the same report as was appended to the Hángal and Taras revision settlement report sent in by me last year and sanctioned under Government Resolution No. 2854, of 3rd May 1877.

Your obedient Servant,

(Signed) W. C. ANDERSON,
Survey and Settlement Commissioner, S. D.

Forwarded through the Collector of Dhárwár and the Commissioner, S. D.